

096.0

0001

0003.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
881,000 / 881,000

APPRaised:

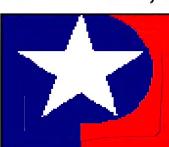
881,000 / 881,000

USE VALUE:

881,000 / 881,000

ASSESSED:

881,000 / 881,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
97		FALMOUTH RD W, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BENNETT ROBERT A ETAL/ TRS

Owner 2: BENNETT AZNAVOURIAN REALTY TR

Owner 3:

Street 1: 97 FALMOUTH ROAD WEST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: AZNAVOURIAN LYNETTE E -

Owner 2: LIFE ESTATE -

Street 1: 97 FALMOUTH ROAD WEST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 9,105 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1969, having primarily Vinyl Exterior and 1921 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9105		Sq. Ft.	Site		0	70.	0.76	4									485,208						485,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9105.000	395,800		485,200	881,000		62666
							GIS Ref
							GIS Ref
							Insp Date
							11/16/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	395,800	0	9,105.	485,200	881,000	881,000	Year End Roll	12/18/2019
2019	101	FV	307,500	0	9,105.	485,200	792,700	792,700	Year End Roll	1/3/2019
2018	101	FV	307,500	0	9,105.	415,900	723,400	723,400	Year End Roll	12/20/2017
2017	101	FV	307,500	0	9,105.	388,200	695,700	695,700	Year End Roll	1/3/2017
2016	101	FV	307,500	0	9,105.	332,700	640,200	640,200	Year End	1/4/2016
2015	101	FV	305,600	0	9,105.	298,100	603,700	603,700	Year End Roll	12/11/2014
2014	101	FV	305,600	0	9,105.	275,900	581,500	581,500	Year End Roll	12/16/2013
2013	101	FV	305,600	0	9,105.	263,100	568,700	568,700		12/13/2012

Parcel ID 096.0-0001-0003.0

!7840!

PRINT

Date

Time

12/10/20 22:26:43

LAST REV

Date

Time

05/07/19 14:53:38

apro

7840

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AZNAVOURIAN LYN	70503-40		1/12/2018	Convenience		1	No	No	
AZNAVOURIAN LYN	62434-23		8/12/2013	Convenience		1	No	No	
	20750-201		9/1/1990		252,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/8/2012	126	Siding	12,000					v vinyl siding

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	CC	Chris C
5/7/2012	Info Fm Prmt	MM	Mary M
6/17/2009	Measured	189	PATRIOT
10/24/2000	Hearing N/C	201	PATRIOT
11/17/1999	Inspected	267	PATRIOT
11/8/1999	Mailer Sent		
10/18/1999	Measured	256	PATRIOT
7/26/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	- Colonial			Full Bath: 2	Rating: Average			A Bath:	Rating:								
Sty Ht: 2	- 2 Story			3/4 Bath: 1	Rating: Average												
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:												
Foundation: 1	- Concrete			1/2 Bath:	Rating:												
Frame: 1	- Wood			A HBth:	Rating:												
Prime Wall: 4	- Vinyl			OthrFix:	Rating:												
Sec Wall: 8	- Brick Veneer	5%		OTHER FEATURES				RESIDENTIAL GRID									
Roof Struct: 3	- Gambrel			Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1							
Roof Cover: 1	- Asphalt Shgl			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
Color: GREY				Fpl: 1	Rating: Average			Other									
View / Desir:				WSFlue: 1	Rating: Average			Upper									
GENERAL INFORMATION				CONDOS INFORMATION				Lvl 2									
Grade: C+ - Average (+)								Lvl 1									
Year Blt: 1969	Eff Yr Blt:							Lower									
Alt LUC:	Alt %:							Totals	RMS: 7	BRs: 3	Baths: 2	HB					
Jurisdict:	Fact: .							REMODELING				RES BREAKDOWN					
Const Mod:								Exterior:				No Unit	RMS	BRS	FL		
Lump Sum Adj:								Interior:				1	7	3			
INTERIOR INFORMATION				DEPRECIATION				Additions:									
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%	Kitchen:										
Prim Int Wall: 1	- Drywall			Functional:		%	Baths:										
Sec Int Wall:		%		Economic:		%	Plumbing:										
Partition: T	- Typical			Special:		%	Electric:										
Prim Floors: 3	- Hardwood			Override:		%	Heating:										
Sec Floors: 4	- Carpet	15%		Total: 18.3 %			General:										
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Totals				1	7	3			
Subfloor:																	
Bsmnt Gar:																	
Electric: 3	- Typical																
Insulation: 2	- Typical																
Int vs Ext: S																	
Heat Fuel: 3	- Electric																
Heat Type: 6	- Elec Base/B																
# Heat Sys: 1																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wall:	% Sprinkled:																
MOBILE HOME				Make:			Model:			Serial #:		Year:		Color:			
SPEC FEATURES/YARD ITEMS				PARCEL ID 096.0-0001-0003.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	18X8		A	AV	1990		0.00	T	23.2	101				
More: N				Total Yard Items:				Total Special Features:				Total:					

35
SFL
FFL
BMT
(910)
26

12 8 15
16 FFL (192) OFF (128) 16
8
12
GAR (440) 22
20
22

9

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,102	149.520	164,767	SFL	90				
BMT	Basement	910	44.850	40,818						
SFL	Second Floor	819	149.520	122,454						
GAR	Garage	440	20.670	9,096						
OFF	Open Porch	128	29.380	3,761						
Net Sketched Area: 3,399				Total: 340,896						
Size Ad	1921	Gross Are	3490	FinArea	1921					

SUB AREA DETAIL

IMAGE

AssessPro Patriot Properties, Inc